



Brownfields Assessment Demonstration Pilot

Grand Prairie, TX

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Grand Prairie for a Brownfields Pilot. Grand Prairie has a population of 99,606, covers about 75 square miles, and is centrally located in the Dallas/Fort Worth area. Widespread contamination in the northern part of Grand Prairie has led to increased greenfields development in the southern part of the city. As more businesses relocate to the south, the city struggles with loss of business and blight in the low-income, high-minority population areas at the city's core. Although the city has attempted to recruit businesses to redevelop these potentially contaminated brownfields, the city's efforts have been hampered by a lack of information concerning levels of contamination, environmental liability issues, and available financing options.

The Pilot targets three areas of the city with strong redevelopment potential: the Old Town area (or Northeast Sector), Dalworth, and Shady Grove. Unemployment ranges from 4.9% to 8.4% in these target areas, and an average of 13% of the residents live below the poverty level. The historic Old Town area has been severely impacted by a number of recent closings, including the imminent closure of a naval air station. The area's land uses have included salvage yards, open storage areas, manufacturing companies, and various government uses. The Dalworth community is an historically African-

PILOT SNAPSHOT



Grand Prairie, Texas

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets three areas of Grand Prairie—Old Town, Dalworth, and Shady Grove; environmental assessments will be conducted at two to three sites within these areas.

Contacts:

Environmental Services
Department
City of Grand Prairie
(972) 237-8058

Regional Brownfields Team
U.S. EPA - Region 6
(214) 665-6736

Visit the EPA Region 6 Brownfields web site at:

[http://www.epa.gov/earth1r6/
6sf/bfpages/sfbfhome.htm](http://www.epa.gov/earth1r6/6sf/bfpages/sfbfhome.htm)

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:

<http://www.epa.gov/brownfields/>

American community. Although there have been a number of community-driven environmental efforts in the area, there is a significant need to clean up and redevelop brownfields. Located on the northern border of the city, the Shady Grove area is a sparsely populated, historically minority community. Much of the area's land is marked by sand and gravel pits that were mined to provide fill materials during the growth of the Dallas/Fort Worth metropolitan area. Potential developers have expressed interest in these three target areas, but environmental uncertainty has stalled major redevelopment projects.

OBJECTIVES

Grand Prairie plans to use the Pilot to develop a framework for a comprehensive redevelopment program for the three targeted brownfields. The city plans to identify, assess, and prioritize contaminated properties in the target areas, evaluate potential uses for those properties, and formulate a cleanup and redevelopment plan.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Identifying, prioritizing, and assessing contamination on properties in the target areas;
- Evaluating potential redevelopment options for contaminated properties;
- Integrating brownfields information into a geographic information system (GIS) database;
- Creating partnerships among community groups, businesses, financial institutions, and schools to support cleanup and redevelopment efforts through forums, mailings, and outreach media; and
- Formulating an overall brownfields cleanup and redevelopment plan.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.